

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Hunting Ridge ~~District~~ Historic District Inventory Number: B-5125
Address: Bounded by Edmondson Ave., Nottingham Rd., Leakin Park, Winans Way, Glen Allen Dr. Historic district: X yes ☐ no ☐
City: Baltimore Zip Code: 21229 County: Baltimore City
USGS Quadrangle(s): Baltimore West
Property Owner: various Tax Account ID Number: n/a
Tax Map Parcel Number(s): _____ Tax Map Number: _____
Project: Red Line Corridor Transit Study Agency: Mass Transit Administration
Agency Prepared By: John Milner Associates, Inc.
Preparer's Name: Katherine Larson Farnham Date Prepared: 1/27/2006
Documentation is presented in: Hunting Ridge Community Assembly's Request for Designation as Baltimore City Historic District (2003) and "Hunting Ridge: the Story of a Neighborhood" (2001)
Preparer's Eligibility Recommendation: X Eligibility recommended ☐ Eligibility not recommended ☐
Criteria: X A ☐ B X C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: ☐ yes ☐ no ☐ Listed: ☐ yes ☐ no ☐
Site visit by MHT Staff ☐ yes ☒ no ☐ Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Hunting Ridge is a planned suburban residential neighborhood located at the far western edge of Baltimore. It is a network of curving, hilly streets and wooded lots, which was developed beginning in 1923. The majority of Hunting Ridge was made a city landmark district by CHAP in 2003, with the exception of Brookwood Rd. The boundaries delineated for the district in the current MHT DOE documentation include Brookwood Road along with the rest of the neighborhood. This district also includes the portion of Colherne/Nottingham Rds. between Cook's Lane and Edmondson Avenue, which was initially built as a separate but compatible development in 1929 but now allies itself with greater Hunting Ridge.

The present neighborhood was initially part of a large area west of Gwynns Falls that was called Hunting Ridge by the late 1700s. Various landowners obtained tracts within this zone. By the late 1800s, this area was still part of Baltimore County, and was home to a number of large estates used as country homes by wealthy Baltimoreans. The land making up the present neighborhood was owned by Thomas Winans by 1877 and was known as Crimea. His daughter, Mrs. G. M. Hutton, owned it by 1898 and continued to own it through 1915. Land to the east along Edmondson Ave. (where the Edmondson Village Shopping Center now sits) was owned by E. Austin Jenkins, whose mansion was named Hunting Ridge. This area was not a development target until electric

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X Eligibility not recommended ☐

Criteria: X A ☐ B X C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments: Note boundaries determined by MHT staff map attached

Tom Janowski
Reviewer, Office of Preservation Services

Blair
Reviewer, National Register Program

7/26/06
Date

8/7/06
Date

200601766

streetcar service to Catonsville became available in the early 1890s and opened up new opportunities for development. After this, the estates were increasingly subdivided into residential neighborhoods, some of which were very high-end in quality. By 1920, multiple neighborhoods were growing on the old estates, including Ten Hills, Rognel Heights and Edmondson Village. In 1922, the George M. Morris real estate firm purchased an 80-acre portion of the Winans-Hutton estate and by 1923 had platted out most of the current street network and 269 building lots for "cottages." Great care was taken to preserve as many trees on the wooded site as possible. Covenants placed on the lots specified residential construction and required builders to obtain company approval for their plans prior to beginning work. Fences, the keeping of fowl, and non-garage outbuildings were forbidden. Some community infrastructure was already in place, including the present Thomas Jefferson School and the city firehouse on Swann Avenue in adjacent Rognel Heights. The first ten lots were sold beginning in May of 1923, and soon a number of houses were built along the concrete-surfaced roads. Over 100 homes had been completed by 1928. Building slowed but did not stop during the Great Depression, and picked up again afterward. By 1953, all but 23 lots in the neighborhood were occupied. Additional land was purchased by the city to create the northern extension of Winans Way, and Briarclift Road ended at Brookwood Rd. until 1956, when the Westpark development was built and it was extended to Cook's Lane.

Homes in Hunting Ridge are generally of average size on medium-size lots, constructed in many cases with high quality materials and attention to detail, and reflect a variety of early-to-mid twentieth century styles. Interestingly, most houses have a "twin" counterpart elsewhere in the neighborhood. Though homes were built into the mid-twentieth-century with some modern-style and Ranch examples, the majority of extant Hunting Ridge homes date to the pre-World War II era and include good examples of Shingle, Colonial Revival, Dutch Colonial, Cape Cod, Tudor Revival, Arts and Crafts, French Eclectic, and Spanish/Mission Revival style dwellings. A variety of exterior materials were used, including brick, stone, stucco, shingles, and half-timbering. The 1920s houses are mostly of frame construction and typically incorporate sun porches, while later houses are of masonry construction. Nearly all were originally built with slate roofs. Many of the houses have distinctive details and have been well preserved, closely resembling their original appearance. Streetscapes typically present a variety of house designs and levels of detail, but there is some variation in levels of integrity. A minority of homes have been renovated with unsympathetic modern materials, usually replacement siding and windows or roofing materials. The "Nottingham" section of Hunting Ridge, included in the boundary for this district, was added in 1929 as a curved street (Coleherne Rd./Nottingham Rd.) built with semi-detached homes by the Welsh Construction Company in a mock-Tudor style. Geographically the street is not easily accessible from the rest of the neighborhood, but agewise/stylistically it is compatible with the rest of Hunting Ridge and has been affiliated with Hunting Ridge Community Assembly since the 1970s.

Hunting Ridge is a successful continuation of a trend of planned suburbs that began to develop in the late 1800s along electric streetcar lines, following in the footsteps of landmark high-end suburbs like Sudbrook Park and Roland Park. Its nearest counterpart is Ten Hills, begun 14 years earlier south of Edmondson Avenue, and aimed at an upper-middle-class market with larger lots and bigger, more detailed homes than Hunting Ridge. Hunting Ridge is among the more distinguished of a number of early twentieth century streetcar suburbs (in Baltimore and elsewhere) that were intended specifically for a middle-class market. The preservation of the natural topography and the presence of a broad spectrum of classic home styles were facets of some of the earlier high-end developments that were repeated here. These development trends were occurring outside of growing cities nationwide, and Hunting Ridge thus represents both a national and local pattern in suburban design and development. Thus, it meets NRHP Criterion A. The homes themselves are, for the most part, good and often distinctive examples of various early-twentieth-century residential architectural styles, and a majority of them retain strong historic integrity. The neighborhood overall, as well as select individual homes, embodies the distinctive qualities of a planned suburb of the 1920s-1950s, meeting Criterion C of the NRHP. The Hunting Ridge District is recommended eligible for the NRHP.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___A___ ___B___ ___C___ ___D___ Considerations: ___A___ ___B___ ___C___ ___D___ ___E___ ___F___ ___G___

MHT Comments:

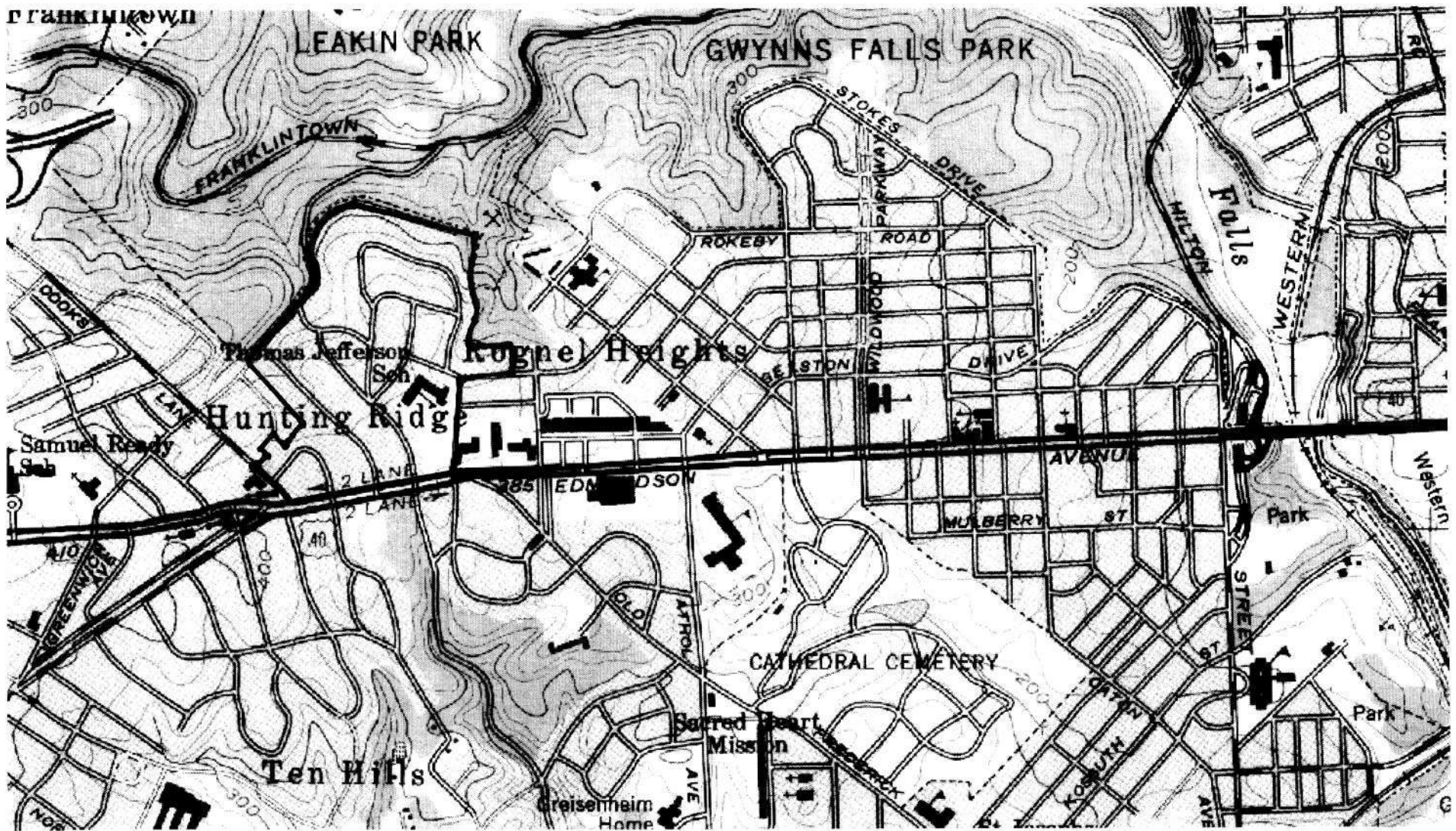
Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

Hunting Ridge Historic District
Baltimore City, Maryland
MIHP No. B-5125



Baltimore West USGS Quadrangle

*MHT recommended boundaries of
 NR-eligible district*



B-5125

600 blk. Brookwood Rd, Hunting Ridge District
Baltimore City, MD

Lynn Jones, JMA

12/22/2005

MD SHPD

view to N

1 of 7 015

022



B-5125

700 blk. Brookwood Rd., Hunting Ridge District

Baltimore City, MD

Lynn Jones, JMA

12/22/05

MD SHPO

view to WNW showing bungalow examples

#2 of 7



B-5125

700 blk. Wilkins Way, Hunting Ridge District

Baltimore City, MD

Lynn Jones, JMA

SA GANXONG NNN- 2 8824

12/22/2005

MD SHPD

view to SW

#3 of 7 003

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B-5125

700 blk. Winans Way, Hunting Ridge District

Baltimore City, MD

Lynn Jones, JMA

12/29/2005

MD SHPO

view to NW

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019

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B-5125

700 blk. Dryden Dr, Hunting Ridge District
Baltimore City, MD

Lynn Jones, JMA

12/22/2005

MD SHPS

view to SE from Brinkwood Rd.

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B-5125

Intersection of Winans Way/Hunting Pl., Hunting Ridge District

Baltimore City, MD

Lynn Jones, JMA

12/29/2005

MD SHPO

View to S

#6 of 7 018



B-5125

700 blk. Hunting Pl, Hunting Ridge District
Baltimore City, MD

Lynn Jones, JMA

12/22/2005

MD SHPS

View to N. 705-707 Hunting Pl.

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